



Waterfront Redevelopment in San Francisco Brings New Flavor to Rincon Park

San Francisco, CA

In the shadow of San Francisco's Bay Bridge and less than 25 feet from the water's edge is a half-acre lot used for storing construction equipment. Over the past century the site has been home to saloons and restaurants, boarding houses, stables, storage and warehouse facilities, manufacturing and repair facilities, a vehicle depot, and railroad tracks associated with wharf traffic. With community momentum behind it and EPA's site assessment support, the Port of San Francisco is now working to transform this property into two restaurants that will create up to 100 jobs and leverage more than \$8 million in redevelopment funding.

The area that includes this 0.45-acre Brownfields project is known as Rincon Park, and is part of the San Francisco Redevelopment Agency's Rincon Point-South Beach Redevelopment Plan, originally adopted in January 1981. With the surrounding waterfront area already home to a marina, residential developments, and commercial enterprises, including a new office building for Gap, Inc., the plan calls for redevelopment of this brownfields parcel into two new restaurants.

As an additional benefit to the area, Gap has supported the transformation of two adjacent acres into a community park. San Francisco's Mayor Brown attended the ribbon cutting ceremony of this new park in January 2003. The park's architectural centerpiece is "Cupid's Span," a work that was chosen from an internationally submitted host of designs.

Through the Rincon Point-South Beach Citizens Advisory Committee, community members have been actively involved in the design and implementation of the park and restaurant projects.

This brownfields restoration project was aided by EPA's Targeted Brownfields Assessment (TBA) program. TBAs are provided through EPA's Brownfields Program and are intended to finance site characterization services for brownfields sites with redevelopment potential. These assessments give cities,



"Cupid's Span" is the architectural centerpiece of Rincon Park.

JUST THE FACTS:

- EPA Region 9 provided the Port of San Francisco with approximately \$40,000 in assessment assistance for the Rincon Park property as part of EPA's TBA program.
- The assessment revealed some contamination, and cleanup planning is underway. Although final cleanup costs have not been determined, developers have agreed to pay for the cleanup.
- The \$8 million planned redevelopment includes two 7,000-square-foot restaurants that are expected to provide 75–100 new jobs. Gap, Inc., which has an office building located in the surrounding waterfront area, provided an additional \$2 million to create a community park on two acres adjacent to the Rincon Park property.

states, and potential developers an idea of the contamination present and how much cleanup will be necessary. In early 1999, EPA and Port of San Francisco representatives met to discuss assessment of the half-acre site, and EPA Region 9 then provided the Port with approximately \$40,000 in assessment assistance. While the assessment revealed some contamination, it also presented no surprises to Port officials.

Following the assessment, the Port was empowered with enough information to proceed with cleanup and redevelopment planning. Although cleanup planning of the restaurant area is still underway and final cleanup costs have not been determined, developers have agreed to pay for the site's cleanup. Planned development for the property is now estimated at \$8 million for two 7,000-square-foot restaurants that are expected to provide 75–100 new jobs. Approximately \$2 million was provided by Gap, Inc., to create the community park. Restaurant construction is expected to be completed by the Spring of 2005.



View of the Rincon Park Project area.

With community momentum behind it and EPA's site assessment support, the Port of San Francisco is transforming the Rincon Park property into two restaurants that will create up to 100 jobs and leverage more than \$8 million in redevelopment funding.

CONTACTS:

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Or visit EPA's Brownfields Web site at:
<http://www.epa.gov/brownfields/>